

MEETING MINUTES

MASSACHUSETTS HISTORICAL COMMISSION

April 11, 2018

Chairman Rosenberry called the meeting to order at 1:21 pm. On behalf of Secretary Galvin, he welcomed the Commissioners and thanking them for attending. Chairman Rosenberry noted that there will be no members of the public present for today's meeting.

The Chairman turned to the first item on the agenda, the approval of the February 14, 2018 meeting minutes. He called for a MOTION TO ACCEPT the minutes. A MOTION was made by Commissioner McDowell and SECONDED by Commissioner Pride. Hearing no questions, the chair moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry then turned to the next item on the agenda, the discussion and vote on **FY18 Survey and Planning Grant awards**, first calling for any recusals. Hearing none, he turned the meeting over to Director of Preservation Planning Division, Michael Steinitz.

Mr. Steinitz thanked the sub-committee of commissioners Dewitt, Friary and McDowell for reviewing the project applications and meeting with the MHC staff to review the applications the morning of March 14. He noted that MHC annually awards grants through the Survey and Planning Grant Program, which is its means of providing funding for preservation planning projects in communities in Massachusetts – historic properties surveys, National Register nominations, planning studies and reports, preservation planning staff support, and other sorts of planning and public education activities. It is a 50/50 matching reimbursement grant program. At its December meeting the Commission voted to invite 10 projects to submit full applications. Under the requirements of our federal funding agreement with the National Park Service, MHC must pass through a minimum of 10% of its federal funding award to Certified Local Governments, which for this grant round comes to approximately \$93,000. As we noted in December this grant round was open only to the 24 Certified Local Government (CLG) municipalities in Massachusetts.

From the 10 invitees, MHC received 9 full applications. We did not receive an application from the Town of Easton, which had not noted the application deadline. The 9 proposed projects for which applications were received include 6 survey projects, 1 National Register project, one demolition delay bylaw project, and one design guidelines project. The total requests were for \$130,000. Based on its review of the proposed projects, staff has made recommendations to the sub-committee on awards.

Mr. Steinitz then turned the meeting over to Commissioner McDowell, who gave the following summary of the subcommittee findings:

Of the 9 applications submitted by Certified Local Governments, 2 applications were from the Town of Brookline, and the sub-committee recommends funding only one of the two Brookline applications, as recommended by MHC staff. The Brookline application not recommended is for

the Demolition By-Law Rewrite project. Commissioner McDowell concluded by saying that the subcommittee further concurs with MHC staff recommendations to make awards to 8 of the 9 Certified Local Government projects for which applications were submitted, for a total award amount of \$115,000.

Chairman Rosenberry then began the voting process for a full application CLG projects, calling for a MOTION to accept the MHC staff recommendation to award a Survey and Planning grant in the amount of \$5,000 to the Boston Landmarks Commission for the **Malcolm X-Ella Little Collins House**. A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner Friary. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award a Survey and Planning grant in the amount of \$28,500 to the Boston Landmarks Commission for the **Roxbury Survey Update, Phase III**. A MOTION TO ACCEPT was made by Commissioner McDowell and SECONDED by Commissioner Crissman. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award a Survey and Planning grant in the amount of \$20,000 to the Brookline Department of Planning & Community Development for the **Greater Aspinwall Hill Survey Update, Phase II**. A MOTION TO ACCEPT was made by Commissioner Levy and SECONDED by Commissioner Field. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award a Survey and Planning grant in the amount of \$10,000 to the Framingham Historical Commission for the **South Framingham Historic Resources Survey, Phase I**. A MOTION TO ACCEPT was made by Commissioner Wilson and SECONDED by Commissioner McDowell. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award a Survey and Planning grant in the amount of \$15,000 to the Marblehead Historical Commission for the **Reed's Hill Neighborhood Historic Properties Survey**. A MOTION TO ACCEPT was made by Commissioner Field and SECONDED by Commissioner Friary. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award a Survey and Planning grant in the amount of \$15,000 to the Medford Historical Commission for the **Wellington Neighborhood Historic Resources Survey**. A MOTION TO ACCEPT was made by Commissioner McDowell and SECONDED by Commissioner DeWitt. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award a Survey and Planning grant in the amount of \$10,000 to the Methuen Office of Community Development for the **Searles-Tenney-Nevins Historic District Design Guidelines Update**. A MOTION TO ACCEPT was made by Commissioner Levy and SECONDED by Commissioner Crissman. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award a Survey and Planning grant in the amount of \$11,500 to the Salem Department of Planning & Community Development for the **South Salem Neighborhood Historic Resources Survey**. A MOTION TO ACCEPT was made by Commissioner Friary and SECONDED by Commissioner Pride. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chair Rosenberry then turned to the next item on the agenda, the Local Historic District Preliminary Study Reports, first calling for any recusals. Hearing none, he turned the meeting over to Director of Local Government Programs, Chris Skelly.

Mr. Skelly presented the study reports and distributed a copy of the presentation slides. A copy of the slides is on file with these minutes. He began with the Local Historic District Preliminary Study Report for the **Hopedale Local Historic District in Hopedale**. Hopedale is located in Central MA, part of the Blackstone River Valley.

Hopedale Proposed Local Historic Districts

Hopedale, Draper Corporation Local Historic District;

Hopedale, Center Local Historic District;

Hopedale, Bancroft Park Local Historic District;

Hopedale, Red Shop Local Historic District;

Hopedale, Lake Point Local Historic District;

Hopedale, Seven Sisters Local Historic District

Hopedale, Hopedale Pond and Parklands Local Historic District

Hopedale, Harmony Hall-Green Store Local Historic District

The proposed local historic district preliminary study report includes 8 districts. The study report points to numerous recent demolitions that have taken place in the area. However, a key driver behind the proposal for local historic districts in Hopedale was that Hopedale was specifically named in the legislation to create the Blackstone River Valley National Historical Park in 2014. To be included in the national park, the town must sign a General Agreement with the National Park Service and most importantly the town must agree to establish a local historic district.

The Hopedale Village National Register Historic District was established in 2002. It encompasses approximately 600 properties including homes, public buildings, churches, parks, and mill properties as well.

The proposed local historic districts include 235 properties, most of which are scattered throughout the existing NR district. One proposed LHD is located several miles away. A public hearing is scheduled for May, 2018 with a vote at town meeting later in the month of May.

Hopedale was a purposeful, planned community, started in 1841 as a utopian religious community. Ebenezer and George Draper purchased the communal property in 1856 and created Hopedale as an industrial company town, producing the draper automatic loom.

By 1900 the **Draper Corporation Local Historic District** had become the world's largest manufacturer of textile machinery. Following a decline that began after WWII, the plant became unprofitable and was closed in 1980. It has sat idle since that time.

The Hopedale Center Local Historic District

The Hopedale Community Building was funded by George Albert Draper in 1923 to provide Hopedale with a proper community center. The Hopedale Unitarian Parish/Draper Memorial Church built 1898.

The Hopedale Town Hall designed in the Richardsonian Romanesque style by Boston architect Fred H. Swasey. The building was a gift to Hopedale by George Draper in commemoration of the town's separation from Milford in 1886. The Harrison Block, the only commercial building in the proposed district, was constructed in 1889.

The Bancroft Park Local Historic District

Bancroft Park includes many examples of Draper double-houses built for their workers. The site plan, originally a subdivision of thirty double houses, was designed and overseen by landscape architect Warren Henry Manning. The earliest houses at the center of the neighborhood line the curve of the road and face outward. The neighborhood's later double houses were built at the periphery (ca. 1900-1903) and face inward. The subdivision is largely Colonial Revival in style.

The Little Red Shop Local Historic District

The Little Red Shop was constructed 1842, making the Red Shop the town's oldest remaining industrial structure. The Little Red Shop was the first Draper shop and therefore has significance as an icon of the Draper history in the Village of Hopedale. It is currently operated as a museum.

Lake Point Local Historic District

The Lake Point area was built between 1910-1912. Landscape architect Arthur Shurtleff designed the site plan. The design of Lake Street and placement of houses is particularly noteworthy. The houses are placed at the center of the peninsula and are oriented toward the water. The siting of buildings maximized the public access to the water.

Seven Sisters Local Historic District

Although the district is somewhat altered, the workers housing comprising the Seven Sisters stills conveys a unified streetscape. These duplex workers housing were built between 1874 and 1889.

Hopedale Pond and Parklands Local Historic District

In 1899, Warren Henry Manning was chosen to design the extensive park area. It remains largely open space today. It is unclear how much of the parkland would be visible from the public way.

Harmony Hall-Green Store Local Historic District

The Harmony Hall-Green Store is one of the oldest buildings in Hopedale. It is particularly noteworthy as the only remaining location that Adin Ballou, considered to be the town of Hopedale's founder, orated.

Mr. Skelly said that MHC staff recommends acknowledging receipt of the Hopedale Local Historic District Preliminary Study Report and providing the following advisory recommendations and comments: The Massachusetts Historical Commission encourages the town of Hopedale to establish the Hopedale Local Historic Districts. The study committee should revise the section of the bylaw relating to commission membership for consistency with MGL Chapter 40C. The study committee should discuss with town counsel all sections of the bylaw for consistency with MGL Chapter 40C and other state law. The Study committee should investigate protecting additional significant historic resources through a larger district or additional local historic districts in this area.

The chair called for a MOTION to acknowledge receipt of the Preliminary Study Report for the **Hopedale Proposed Local Historic Districts in Hopedale**, and to provide the advisory comments that the Massachusetts Historical Commission encourages the town of Hopedale to establish the Hopedale Local Historic Districts and the Massachusetts Historical Commission encourages the town of Hopedale to investigate protecting significant historic resources through a larger local historic district in this area. A MOTION was made by Commissioner Levy and SECONDED by Commissioner Sullivan. The chairman called for any questions or comments from the commission. He recognized Commissioner DeWitt. Commissioner DeWitt stated that he would like to suggest that the commission should include a suggestion that they consider having alternates. The chairman called for any other questions or comments from the commission. He recognized Commissioner Pride. Commissioner Pride said if there's no local historic district commission, then what group wrote the proposal. Mr. Skelly said a study committee was appointed by the board of selectmen, they are in charge of the investigation of writing the report, and in charge of the public hearing. Commissioner Pride asked if it is unusual to have eight proposed districts at once. Mr. Skelly said they typically don't come in with eight districts at the same time. The chairman called for any other question or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry turned to the next item on the agenda, the Preview of June National Register nominations. The chairman then recognized Director of the National Register Program, Betsy Friedberg. Ms. Friedberg informed the commissioners that there would be four nominations for review at the June meeting, including: the Hampton County Training School, Agawam; Benjamin Silverman Apartments, Boston; Goshen Town Hall, Goshen; and Cushing Center Historic District, Hanover. Ms. Friedberg said that commissioners would receive the nomination packets in the next couple of weeks. Because there was not a quorum at the March meeting, the Commissioners were not able to vote on National Register nominations at that meeting; therefore, those nominations will also be on the June agenda for a vote: The Pan

Historic District, Bolton; Columbia Road-Strathcona Road Historic District, Boston; John and Ruth Rose House, Granville; Leonard, Shaw & Dean Shoe Factory, Middleborough; and the General John and Mary Fellows Farmstead, Sheffield.

Chairman Rosenberry then turned to the next item on the agenda, the Executive Director's Report, and called for any recusals on Preservation Awards. Commissioner Sullivan recused himself from discussion and vote on the Eustis Estate, Town of Milton. The Chairman then turned the floor over to Brona Simon, Executive Director.

Ms. Simon began by thanking the subcommittee of Commissioners DeWitt, Friary, and McDowell for meeting with MHC staff in the morning to review staff recommendations. She said that MHC had received 35 nominations for the Preservation Awards and that the staff had recommended that ten of them be awarded Preservation Awards. Ms. Simon introduced MHC intern Andrew Miller, who had helped prepare the PowerPoint presentation of the nominations. Ms. Simon gave the PowerPoint presentation showing the ten recommended projects.

After she concluded her presentation, the chairman thanked Ms. Simon for her presentation and Mr. Miller for assisting. He then recognized the subcommittee members. He then turned the meeting over to Commissioner DeWitt to report on the subcommittee's findings. Commissioner DeWitt said that the subcommittee concurred with the staff recommendations for awards. He made observations on the nominations, saying that the work on these projects was particularly notable. With respect to the nominated projects that did not get recommended for awards, some projects involved only a small part of a building, while some projects were incomplete. Chairman Rosenberry thanked Commissioner DeWitt.

Chairman Rosenberry called for questions from the Commissioners regarding the recommended Preservation Awards. Hearing none, he began the voting process on the awards. He called for A MOTION to give **The Boston Chinatown Atlas in Boston** a Preservation Award in the category of Education & Outreach. A MOTION was made by Commissioner Sullivan and SECONDED by Commissioner McDowell. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for A MOTION to give the **Paul Revere House Education & Visitor Center in Boston** a Preservation Award in the categories of Adaptive Reuse and Rehabilitation & Restoration. A MOTION was made by Commissioner Levy and SECONDED by Commissioner Field. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for A MOTION to give the **Essex Town Hall & T.O.H.P. Burnham in Essex** a Preservation Award in the category of Rehabilitation & Restoration. A MOTION was made by Commissioner Wilson and SECONDED by Commissioner McDowell. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for A MOTION to give the **Fitchburg Yarn Works in Fitchburg** a Preservation Award in the categories of Adaptive Reuse and Rehabilitation & Restoration. A

MOTION was made by Commissioner Field and SECONDED by Commissioner Levy. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

At this point in the meeting, Commissioner Sullivan recused himself and left the room. Chairman Rosenberry called for A MOTION to give the **Eustis Estate and Museum in Milton** a Preservation Award in the categories of Education & Outreach and Rehabilitation & Restoration. A MOTION was made by Commissioner Pride and SECONDED by Commissioner Levy. The chairman called for questions or comments from the commission. Hearing none he moved the motion. The motion CARRIED with ten in favor and one recusal.

Chairman Rosenberry invited Commissioner Sullivan back into the room. Chairman Rosenberry called for A MOTION to give the **Robert W. Wilson Building/MASS MoCA Building 6 in North Adams** a Preservation Award in the category of Adaptive Reuse. A MOTION was made by Commissioner DeWitt and SECONDED by Commissioner Field. The chairman called for questions or comments from the commission. Hearing none he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for A MOTION to give the **Joseph Simes House in Plymouth** a Preservation Award in the categories of Adaptive Reuse and Rehabilitation & Restoration. A MOTION was made by Commissioner McDowell and SECONDED by Commissioner Crissman. The chairman called for questions or comments from the commission. Hearing none he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for A MOTION to give **Virginia Adams of Reading** a Preservation Award in the category of Local Preservationist. A MOTION was made by Commissioner McDowell and SECONDED by Commissioner Wilson. The chairman called for questions or comments from the commission. Hearing none he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for A MOTION to give **Minxie & James Fannin** a Preservation Award in the category of Lifetime Achievement. A MOTION was made by Commissioner Pride and SECONDED by Commissioner DeWitt. The chairman called for questions or comments from the commission. Hearing none he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for A MOTION to give the **Fire Alarm & Telegraph Building in Worcester** a Preservation Award in the categories of Adaptive Reuse and Rehabilitation & Restoration. A MOTION was made by Commissioner Crissman and SECONDED by Commissioner Friary. The chairman called for questions or comments from the commission. Hearing none he moved the motion. The motion CARRIED UNANIMOUSLY.

This concluded the voting. The Chairman turned to the next item on the agenda, the **Executive Director's report**. Executive Director Brona Simon began by announcing that Round 24 MPPF grant applications will be voted on at the June 13, 2018 commission meeting. She asked, through Chairman Rosenberry, for volunteers to serve on the subcommittee, which will meet in

the morning before the June 13th meeting. Commissioners DeWitt, McDowell, and Wilson volunteered. The Chairman thanked the commissioners for volunteering.

Ms. Simon next gave an update on the recent decision by the state's Supreme Judicial Court concerning the Acton Church Community Preservation Act lawsuit (Caplan vs. the Town of Acton). Ten tax payers sued the Town of Acton in this matter, saying it violated the anti-aid clause in the Massachusetts Constitution, which prevents the state's aid to religious institutions or religious practice in our state, similar to the first amendment and the U.S. Constitution. In this case, the CPA funding had been given to the Acton Church to do exterior repairs including repairs on stained-glass windows. The decision is still in a changing situation as the SJC remanded the case back to the lower court with certain guidelines to apply to the case. No one knows if there will be an appeal to the U.S. Supreme Court. At this point of time, MHC has no position because the situation is still in flux.

New Business:

Commissioner DeWitt stated that there is proposed legislation that will require certain energy efficiency improvements for houses on the market. Commissioner DeWitt stated his concerns that the legislation, as drafted, will discourage retaining and restoring historic wood windows. Ms. Simon said the Preservation Coalition has discussed this legislation. Since it is a new bill, Chairman Rosenberry, who is the Secretary's Legislative Director, can investigate and track this bill.

This completed the Executive Director's report.

Hearing no further discussion, Chair Rosenberry called for a MOTION to adjourn. A MOTION was made by Commissioner DeWitt and SECONDED by Commissioner Levy. The meeting adjourned at 2:19 pm.

Commissioners Present

John Rosenberry
Charles Sullivan
Dennis DeWitt
Donald Friary
Barbara Levy
Jim Crissman
Cy Field
Anne Pride
Michael McDowell
Mark Wilson
Jonathan Cosco

Staff Present

Brona Simon
Betsy Friedberg

Nancy Maida
Andrew Miller
Chris Skelly
Michael Steinitz
Peter Stott

A TRUE COPY ATTEST

Respectfully submitted,
Shirley Brown